

A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-
1.1-12.1 for property commonly known as 2100
and 2424 West State Boulevard, Fort Wayne,
Indiana 46808. (Dana Corporation)

WHEREAS, Petitioner has duly filed its petition dated April
10, 1996 to have the following described property designated and
declared an "Economic Revitalization Area" under Section 153.02
of the Municipal Code of the City of Fort Wayne, Indiana, of
1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;
and

WHEREAS, said project will retain 2,426 jobs with a current
annual payroll of \$145,883,621, with the average job salary being
\$60,133.40; and

WHEREAS, the total estimated project cost is \$65,337,500;
and

WHEREAS, it appears the said petition should be processed to
final determination in accordance with the provisions of said
Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6,
below, the property hereinabove described is hereby designated
and declared an "Economic Revitalization Area" under I.C. 6-1.1-
12.1. Said designation shall begin upon the effective date of

1
2 the Confirming Resolution referred to in Section 6 of this
3 Resolution and shall continue for approximately four years
4 thereafter. Said designation shall terminate on December 31,
5 1999.

6 **SECTION 2.** That, upon adoption of the Resolution:

- 7 (a) Said Resolution shall be filed with the Allen County
8 Assessor;
- 9 (b) Said Resolution shall be referred to the Committee on
10 Finance and shall also be referred to the Department of
11 Economic Development requesting a recommendation from
12 said department concerning the advisability of
13 designating the above area an "Economic Revitalization
14 Area";
- 15 (c) Common Council shall publish notice in accordance with
16 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and
17 substance of this resolution and setting this
18 designation as an "Economic Revitalization Area" for
19 public hearing;
- 20 (d) If this Resolution involves an area that has already
21 been designated an allocation area under I.C. 36-7-14-
22 39, then the Resolution shall be referred to the Fort
23 Wayne Redevelopment Commission and said designation as
24 an "Economic Revitalization Area" shall not be finally
25 approved unless said Commission adopts a Resolution
26 approving the petition.
- 27
28
29

1 **SECTION 3.** That, said designation of the hereinabove
2 described property as an "Economic Revitalization Area" shall
3 apply to a deduction of the assessed value of personal property
4 for new manufacturing equipment.

5 **SECTION 4.** That, the estimate of the number of individuals
6 that will be employed or whose employment will be retained and
7 the estimate of the annual salaries of those individuals and the
8 estimate of the value of new manufacturing equipment, all
9 contained in Petitioner's Statement of Benefits, are reasonable
10 and are benefits that can be reasonably expected to result from
11 the proposed described installation of new manufacturing
12 equipment.

13 **SECTION 5.** That, the current year approximate tax rates for
14 taxing units within the City would be:

- 15 (a) If the proposed new manufacturing equipment is not
16 installed, the approximate current year tax rates for
17 this site would be \$9.2773/\$100.
- 18 (b) If the proposed new manufacturing equipment is
19 installed and no deduction is granted, the approximate
20 current year tax rate for the site would be
21 \$9.2773/\$100 (the change would be negligible).
- 22 (c) If the proposed new manufacturing equipment is
23 installed and a deduction percentage of eighty percent
24 (80%) is assumed, the approximate current year tax rate
25 for the site would be \$9.2773/\$100 (the change would be
26 negligible).
- 27
28
29

SECTION 6. That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the new manufacturing equipment shall be for a period of five years.

SECTION 8. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

John A. Campbell
Member of Council

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay
J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Crawford,
and duly adopted, read the second time by title and referred to the
Committee on Finance (and the City Plan Commission
or recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Council Conference Room 128, City-County Building, Fort
Wayne, Indiana, on _____, the _____ day of _____
19_____, at _____ o'clock
M., E.S.T.

DATED: 4-23-96

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crawford,
and duly adopted, placed on its passage. PASSED LOSS
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY				<u>✓</u>
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 4-23-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-26-96
on the 23rd day of April, 1996

ATTEST:

Sandra E. Kennedy (SEAL)
SANDRA E. KENNEDY, CITY CLERK DD Schmidt
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 24th day of April, 1996,
at the hour of 10:00 o'clock A, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25th day of April,
1996, at the hour of 8:30 o'clock A M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

47" E (MEAS)

CONC.

EXHIBIT A

80-0033-0072

CONC.

LEGAL DESCRIPTION

Part of the East half of the Northeast quarter of Section 33, Township 31 North, Range 12 East in Washington Township, Allen County, State of Indiana, more particularly described as follows:

Beginning at a point on the South line of the East half of the Northeast quarter of Section 33, Township 31 North, Range 12 East, said point being situated 593.5 feet South 89 degrees 34 minutes East of the Southwest corner of the said East half of the Northeast quarter of Section 33, Township 31 North, Range 12 East, said point being further situated in the center line of West State Boulevard, a public thoroughfare, in said Section, Township and Range; thence North 00 degrees 16 minutes East, 990.0 feet to a point of curve; thence continuing in a Northerly direction 215.34 feet (214.69' deed) on a curve to the right of a 702.24 foot radius; thence South 89 degrees 34 minutes East 307.0 feet to the West right-of-way line of the former Grand Rapids & Indiana Railway Company; thence South 13 degrees 45 minutes 47 seconds East, 1240.0 feet along the said West right-of-way line of the former Grand Rapids & Indiana Railway Company to the aforementioned center line of West State Boulevard; thence North 89 degrees 34 minutes West 640.0 feet along the said Center line of West State Boulevard to the place of Beginning; containing 13.46 acres, more or less; subject to rights-of-way and easements of record.

Surveyor Certification

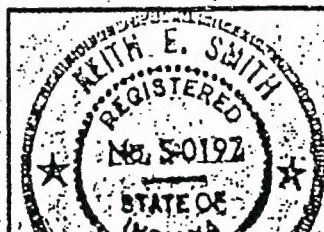
I hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that this represents a survey completed by me on August 25, 1995; that all markers shown on this plan actually exist and that their locations are accurate.

Keith E. Smith
Keith E. Smith, L.S.

No. 5-0197

Date: *September 1, 1995*

Field work completed on 8/25/95



BONAR
& ASSOCIATES, INC.

ENGINEERING
ARCHITECTURAL
PLANNING

FORT WAYNE / INDIANAPOLIS

SURVEYOR'S REPORT
DANA CORPORATION, TECHNICAL CENTER
NORTH EAST QUARTER, SECTION 33
WASHINGTON TOWNSHIP, ALLEN COUNTY, INDIANA

A. In accordance with Title 865, IAC (Rule 12) of the Indiana Administrative Code, the following observations and opinions are recorded regarding the various uncertainties in the location of the property lines and corners determined on this survey as a result of:

- Theoretical Uncertainty
- Reference Monuments
- Record Descriptions
- Lines of Occupation

THEORETICAL UNCERTAINTY:

The theoretical uncertainty for the above survey falls within the requirements for a Class "B" survey (0.25 feet +/-) as defined in IAC 865.

REFERENCE MONUMENTS:

There are five (5) corners that comprise the boundary for Document Number 77-10207. Zero (0) of the five corners were found. Reference monuments found were: center line of G.R. & I railroad track east of Dana Corporation was used to establish the north /south lines; a property pin found at the southwest corner of lot numbered 36 in Westwood Valley Addition; a steel pipe found at the southwest corner of document number 92-33268; and a steel pipe found at the southwest corner of document number 89-7213 were used to establish the northerly right-of-way line of West State Boulevard. These monuments were then checked against the platted dimensions for accuracy of location. The monuments did agree with the platted dimensions and are shown on the Certificate of Survey.

RECORD DESCRIPTIONS

The adjoining parcels of land adjacent to this survey have no overlaps or gaps. The northerly line and a portion of the westerly line of document #77-10207 are the southerly line of property owned by G.R. & I Railroad (no record information). The easterly line of document #77-10207 is a portion of the westerly line of property owned by G.R. & I Railroad (no record information). The southerly line of document #77-10207 is a portion of the northerly right-of-way line of West State Boulevard. A portion of the westerly line of document #77-10207 is the easterly line of document #89-7213 and document #92-33268. The adjacent owners are shown on the Certificate of Survey.

LINES OF OCCUPATION

At the time of this survey, the apparent lines of occupation are the railroads that run along the easterly and westerly lines of document # 77-10207. These lines of occupation are shown on the Certificate of Survey.

B. This survey is within Zone "X" as defined by the Flood Insurance Rate Map for the City of Fort Wayne, Indiana, Community No. 18003 C0260D, effective date: September 28, 1990, as prepared by the Federal Emergency Management Agency. The accuracy of any flood hazard statement shown on this report is subject to map scale uncertainty and to any uncertainty in location or elevation on the referenced flood insurance map.

C. Ownership shown on the Certificate of Survey is per County or Township records or as indicated in title work provided by others.

D. After verifying the reference monuments, the two southerly most corners of document # 77-10207 were re-established by setting railroad spikes. The remaining corners of document #77-10207 were re-established by setting 5/8 inch rebar with cap (Bonar & Associates, Inc.). Then a commercial building with other improvements was located on document #77-10207. A Certificate of Survey better displays the information obtained.

Title

DANA CORP. TECHNICAL CENTER
WEST STATE STREET
FT. WAYNE, INDIANA

Scale

1" = 50'

Drawing No.

BOUND

**STATEMENT OF BENEFITS**

State Form 27167 (R5 / 11-95)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

CITY OF FT WAYNE**FORM
SB - 1**

APR 10 1996

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a **STATEMENT OF BENEFITS**. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer DANA CORPORATION	
Address of taxpayer (street and number, city, state and ZIP code) 2424 WEST STATE BOULEVARD, FORT WAYNE, INDIANA 46808	
Name of contact person RICHARD HARMAN	Telephone number (219) 481-3076

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body FORT WAYNE COMMON COUNCIL		Resolution number 5010	
Location of property 2100 & 2424 WEST STATE BOULEVARD	County ALLEN	Taxing district 80	
Description of real property improvements and / or new manufacturing equipment (use additional sheets if necessary) SEE ATTACHED SHEET		ESTIMATED	
		Start Date	Completion Date
		Real Estate N/A	
New Mfg Equipment		4/96	12/99

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 2,426	Salaries \$ 145,883,621	Number retained 2,426	Salaries 145,883,621 \$ 172,104,192	Number additional 0	Salaries 0

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery		
	Cost	Assessed Value	Cost	Assessed Value	
	Current values	N/A	N/A	161,705,200	14,737,300
	Plus estimated values of proposed project	N/A	N/A	65,337,500	8,711,700
	Less values of any property being replaced	N/A	N/A	16,334,400	544,500
Net estimated values upon completion of project	N/A	N/A	210,708,300	22,904,500	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds) N/A	Estimated hazardous waste converted (pounds) N/A
Other benefits: DANA CORPORTION PAYS TOP WAGES/BENEFITS WHICH TRANSLATE INTO SUBSTANTIAL BUYING POWER FOR OUR EMPLOYEES IN THE FORT WAYNE AREA. IN ADDITION, WE PURCHASE SIGNIFICANT AMOUNTS FROM LOCAL VENDORS.	

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative RICHARD HARMAN	Title DIVISION CONTROLLER	Date signed (month, day, year) APRIL 10, 1996

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed 4 calendar years * (see below). The date this designation expires is December 31, 1999.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☒ No
 2. Installation of new manufacturing equipment; ☒ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☒ No
- C. The amount of deduction applicable for new manufacturing equipment is limited to \$ not limited cost with an assessed value of \$.
- D. The amount of deduction applicable to redevelopment or rehabilitation is limited to \$ N/A cost with an assessed value of \$.
- E. Other limitations or conditions (specify) N/A
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for: ☒ 5 years ☐ 10 years The deduction period will be five (5) years unless the designating body has by resolution specified the ten (10) year period.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <u>DD Schmin</u> <u>President</u>	Telephone number <u>619 427-1208</u>	Date signed (month, day, year) <u>1-23-96</u>
Attested by: <u>Donald E. Kennedy</u> <u>Cy Clerk</u>	Designated body <u>Common Council</u>	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%



MEMORANDUM

TO: Common Council Members

FROM: Staci D. Walter *SW*
Economic Development Specialist, Department of Economic Development

DATE: April 17, 1996

SUBJECT: Personal Tax Abatement Application dated April 10, 1996 for Dana Corporation
Address: 2100 and 2424 West State Boulevard

Background

Description of Product or Service Provided by Company: Machining of castings and forging for fabrication of driving axles used in passenger cars and light trucks; both here and at other corporate assembly facilities.

Description of Project: Update machinery and equipment to maintain our competitive edge in our markets and allow us to expand our business levels.

Total Project Cost:	\$65,337,500	Number of Full Time Jobs Created:	0
Councilmanic District:	3&4	Number of Part Time Jobs Created:	0
Existing Zoning of Site:	M3	Average Annual Wage of Jobs Created:	0
		Number of Full Time Jobs Retained:	2,426
		Number of Part Time Jobs Retained:	0
		Average Annual Wage of Jobs Retained:	\$60,133.40

Project is Located Within a:

Designated Downtown Area:	Yes__ No_x__	Redevelopment Area:	Yes__ No_x__
Urban Enterprise Area:	Yes__ No_x__	Platted Industrial Park:	Yes__ No_x__

Effect of Passage of Tax Abatement

Update machinery and equipment to maintain competitive edge and retain the current 2,426 jobs with benefits.

Effect of Non-Passage of Tax Abatement

Company may not be as competitive which could potentially result in a decrease in jobs and payroll.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of four years, expiring December 31, 1999.
3. The period of deduction should be limited to five years.

Signed: Harri D. Walter Title Economic Development Specialist

Comments

DIRECTOR: Elizabeth A. Neu
Elizabeth A. Neu

APR 10 1996

FOR STAFF USE ONLY:		DEPT. OF ECON. DEVL.	
Declaratory Passed	19	FT Jobs to be Created	0
Confirmatory Passed	19	PT Jobs to be Created	0
2426 FT Jobs Currently		Avg Annual Salary of all New Jobs	2476
0 PT Jobs Currently		FT Jobs to be Retained	2476
560133 Current Average Annual Salary		PT Jobs to be Retained	0
		Avg Annual Salary of all Retained Jobs	560133

ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR:

Real estate key no. 80-0033-0072 (CORP)80-0034-0005 (FACTORY)

(Check appropriate box(es) below)

☐ Real Estate Improvements Total cost of improvements: _____

☒ Personal Property (New Manufacturing Equipment) Total cost of improvements: 65,337,500

TOTAL OF ABOVE IMPROVEMENTS: 65,337,500

GENERAL INFORMATION

Applicant's name: RICHARD HARMAN Telephone: (219) 481-3076Address of applicant: 2424 WEST STATE BOULEVARDName of applicant's business: DANA CORPORATIONAddress of property to be designated: 2100 & 2424 WEST STATE BOULEVARDName of business to be designated, if applicable: DANA CORPORATIONContact person if other than above: Name: BARTON S. BURGESS Telephone: (219) 484-8631Address: 6610 MUTUAL DRIVE, FORT WAYNE, INDIANA☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?☐ Yes ☒ No Will the proposed project have any adverse environmental impact?Describe: N/A

Describe the product or service to be produced or offered at the project site? MACHINING OF CASTINGS AND FORGING
FOR FABRICATION OF DRIVING AXLES USED IN PASSENGER CARS AND LIGHT TRUCKS; BOTH HERE AND
AT OTHER CORPORATE ASSEMBLY FACILITIES.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

UPDATE MACHINERY AND EQUIPMENT TO MAINTAIN OUR COMPETITIVEEDGE IN OUR MARKETS ANDALLOW US TO EXPAND OUR BUSINESS LEVELS.

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: N/A

Describe the condition of the structure(s) listed above: N/A

Describe improvements to be made to property to be designated: N/A

Projected construction start (month/year): _____ Projected construction completion (month/year): _____

Current land assessment: \$ _____ Current improvements assessment: \$ _____

Current real estate assessment: \$ _____ Current property tax bill on site to be designated: \$ _____

What is the anticipated first year tax savings attributable to this designation? \$ _____

How will you use these tax savings? _____

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from the assessed value of new manufacturing equipment.

List below the manufacturing equipment for which you are seeking an ERA designation. This equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated:

SEE THE ATTACHED DETAILED LIST FOR THE NEXT TWELVE MONTHS. FUTURE YEARS ARE LUMP SUM ANNUAL ESTIMATED AMOUNTS.

Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? ☐ Yes ☒ No

Equipment purchase date: SEE ATTACHED Equipment installation date: SEE ATTACHED

Current personal property tax assessment: \$ 14,737,300 Annual personal property tax bill: \$ 1,328,393

What is the anticipated first year tax savings attributable to this designation? \$ 462,000

How will you use these tax savings? THE TAX SAVINGS WILL BE USED TO OFFSET THE COST OF THE NEW EQUIPMENT.

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED FORT WAYNE FACILITY TO RECEIVE E.R.A. DESIGNATION			
	NO. OF EMPLOYEES ¹	TOTAL ANNUAL PAYROLL ²	AVERAGE ANNUAL SALARY ³
CURRENT NUMBER FULL-TIME	2,426	\$ 145,883,621	\$ 60,133.40
CURRENT NUMBER PART-TIME	0		
NUMBER RETAINED FULL-TIME	2,426	\$ 145,883,621 \$ 172,104,192 <i>lal</i>	\$ 60,133.40 \$ 70,941.55 <i>lal</i>
NUMBER RETAINED PART-TIME	0		
NUMBER ADDITIONAL FULL-TIME	0	0	0
NUMBER ADDITIONAL PART-TIME	0		

Check the boxes below if the jobs to be created will provide the listed benefits:

☒ Pension Plan

☒ Major Medical Plan

☒ Disability Insurance

☒ Tuition Reimbursement

☒ Life Insurance

☒ Dental Insurance

List any benefits not mentioned above: EYE CARE, 401K, STOCK PURCHASE, COLA, PAID VACATION,

PAID HOLIDAY, JURY DUTY PAY

When will you reach the levels of employment shown above? (Year and month) N/A

Types of jobs to be created as a result of this project? SKILLED AND SEMI-SKILLED

¹Sum of full- and part-time must match the figures given in Section 3 of "Statement of Benefits" Form SB-1 under "Current number", "Number retained", and "Number additional".

²It is to include your total annual payroll.

³Total annual payroll divided by the total number of employees at site to be designated both full- and part-time).

REQUIRED ATTACHMENTS

The following must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application. I understand that any incorrect information on this application may result in a recession of any tax abatements which I may receive. I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits Form) with BOTH the City of Fort Wayne Department of Economic Development, AND the County Auditor within 60 days of the end of each year in which I receive deduction. Failure to file the CF-1 with either agency may result in a recession of any tax abatement occurring as a result of this application.



Signature of Applicant

APRIL 10, 1996

Date

RICHARD HARMAN, DIVISION CONTROLLER

Typed Name and Title of Applicant

80-0034-0009

80-0034-0005

80-0033-0043

Myrtle City

AFFIDAVIT

6-11-66
10-10-66

City

2100 W State Blvd City

I, Eric W. Walley, being duly sworn avers and say:

1. That I am an officer of the Dana Corporation, duly incorporated in the State of Virginia and qualified to do business in the State of Indiana.
2. That the Dana Corporation is the owner of the following described property:

I. Sixty-three (63) acres of land in the west half (1/2) of the northwest quarter (1/4) of Section thirty-four (34), Township thirty-one (31) north, Range twelve (12) east, in Allen County, Indiana, being more particularly described as follows, to-wit: Beginning at the northwest corner of the west half (1/2) of the northwest quarter (1/4) of Section thirty-four (34), Township thirty-one (31) north, Range twelve (12) east, in Allen County, Indiana; thence east along the north line of the said west half (1/2) of the northwest quarter (1/4) of Section thirty-four (34), Township and Range afore-said, a distance of one thousand sixty-three and fifty-nine hundredths (1063.59) feet to the west line of Cambridge Hills Addition to the City of Fort Wayne, Indiana; thence south along the said west line of Cambridge Hills Addition a distance of twenty-three hundred three and twenty-eight hundredths (2303.28) feet to the southwest corner of lot numbered forty-two (42) in said Cambridge Hills Addition; thence west a distance of one hundred seventy-five (175) feet; thence south a distance of three hundred fifty (350) feet to the north line of State Blvd. in the aforementioned City of Fort Wayne, Indiana; thence west along the said north line of State Blvd. a distance of eight hundred twenty-one and four-tenths (821.4) feet to the east line of the sixty

FILED FOR RECORD

JUN 11 1966

Walter D. Hunter
AUDITOR OF ALLEN COUNTY

Instrument C

2883

(60) foot Power Transmission Easement of the Indiana Service Corporation; thence in a northwesterly direction along the said east line of the sixty (60) foot Power Transmission Easement of the Indiana Service Corporation a distance of two hundred eighty-two and seven-tenths (282.7) feet to the west line of the aforementioned west half (1/2) of the northwest quarter (1/4) of Section thirty-four (34), Township and Range aforesaid; thence north along the said west line of the west half (1/2) of the northwest quarter (1/4) of Section thirty-four (34), Township and Range aforesaid, a distance of twenty-three hundred sixty-three and seven-tenths (2363.7) feet to the place of beginning, containing sixty-three (63) acres of land, more or less.

II. Lots 1 to 6, inclusive, Poinsett Park Addition to the City of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof;

III. Lots 43 and 44 in Cambridge Hills, an Addition to the City of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof;

all recorded in Record Book 384, page 503.

3. That the above-described property remains in the name of the Spicer Manufacturing Corporation.
4. That the Spicer Manufacturing Corporation is a predecessor of the Dana Corporation, the name of the Spicer Manufacturing Corporation having been changed to the Dana Corporation on July 12, 1946 by a resolution of the board of directors of the then Spicer Manufacturing Corporation and duly certified by the Secretary of State of the State of Virginia on July 1, 1946.
5. That the Dana Corporation has in truth exercised all vestiges

DuCharme, McMillen & Associates, Inc.
 Indiana Personal Property Review
 ERA Abatement Application
 April 1, 1996 - April 1, 1997 = \$25,337,500

Post-it #	
To <u>BART BURGESS</u>	From <u>PICK HARMAN</u>
Co./Dept.	Co.
Phone #	Phone #
Fax #	Fax #

Description	Amount	Purchase Date	Installation Date
(1) Cincinnati 4-Axis Lathe	81,800	4th 1995	April 1996
AVANT Optical Inspection Sys.	82,700	4th 1995	April 1996
(1) CWT Weld Monitor	8,100	4th 1995	May 1996
Marposs Elec Gage	137,600	4th 1995	May 1996
(1) Adept RTV Robot	23,000	4th 1995	May 1996
(1) CWT Weld Monitor	8,100	4th 1995	May 1996
W.C. Grant Spray Washer	61,400	4th 1995	May 1996
(1) CWT Weld Monitor	8,100	4th 1995	May 1996
(1) CWT Weld Monitor	8,100	4th 1995	May 1996
(1) CWT Weld Monitor	8,100	4th 1995	May 1996
(1) Brother Tapping Center	102,000	4th 1995	May 1996
(2) Thru Arc Tracking Systems	30,300	4th 1995	May 1996
Reman Norton Grinder	240,700	4th 1995	June 1996
Drill Machine	82,800	4th 1995	June 1996
(1) Brother Tapping Center	96,500	4th 1995	June 1996
(1) Brother Tapping Center	96,500	4th 1995	June 1996
Gleason Blade Comparison Checker	9,600	4th 1995	June 1996
(1) Used Kitako MT4-170 CNC Lathe	156,100	4th 1995	June 1996
Quality First Air Leak Tester	36,100	4th 1995	June 1996
(1) Air Arbor Press Mdl 73B8	13,000	4th 1995	July 1996
Kasper 4201	232,000	4th 1995	July 1996
Kasper 4201	232,000	4th 1995	July 1996
(1) Air Arbor Press Mdl 73B8	13,000	4th 1995	July 1996
(1) Air Arbor Press Mdl 73B8	13,000	4th 1995	July 1996
(1) T-20 Oerlikon Gear Tester	736,000	4th 1995	July 1996
(1) Brother Tapping Center	100,500	4th 1995	August 1996
Marposs Elec Gage	118,400	4th 1995	August 1996
Kasper Double End Boring	204,600	4th 1995	August 1996
Marposs Elec Gage	118,400	4th 1995	August 1996
Marposs Elec Gage	137,600	4th 1995	August 1996
(1) CBN Wheel Dresser Unit	16,300	4th 1995	December 1996
Rebuild Udylite	64,200	January	April 1996
(1) C.R.S. Vision Robot	35,500	January	April 1996
(1) Accume Overhead Conveyor	21,600	January	April 1996
(1) Axle Positioning Unit	8,600	January	April 1996
(1) Axle Positioning Unit	8,600	January	April 1996
(22) Heldenhain Scales	71,200	January	April 1996
(1) York Shipley Boiler	173,600	February	April 1996
(1) York Shipley Boiler	173,600	February	April 1996
Wilson Hardness Tester	11,800	February	April 1996
(1) Hurco Mill	63,200	February	April 1996
(1) Economizer for new Boiler	29,800	February	April 1996
Bracket Hole Punch Machine	12,900	February	May 1996
Bracket Hole Punch Machine	12,900	February	May 1996

Description	Amount	Purchase Date	Installation Date
(1) Cotter Pin Hole Drill Machine	60,300	February	June 1996
(1) Kitako CNC Lathe	320,200	February	July 1996
(1) Economizer for new Boiler	29,800	February	July 1996
Datamyte Data Collection Sys.	13,300	March	May 1996
W.C. Grant Spray Washer	32,300	March	May 1996
Closed Circuit TV Equipment Sys.	46,100	March	May 1996
4 Station Dial Index	252,000	March	May 1996
(1) Redin Deburr Machine	29,400	March	May 1996
(1) Oerlikon B20 Blade Grinder	1,165,400	March	May 1996
6 Station Dial Index	651,200	March	May 1996
Double End Boring Mach op.80	185,700	April	May 1996
Double End Boring Mach op.100	190,000	April	May 1996
Double End Boring Mach op.90	232,100	April	May 1996
Material Handling Sys. op.50-100	891,100	April	May 1996
(1) 175 Phoenix Gleason	447,800	April	June 1996
Hot Valve & Quench Conversion	86,300	April	June 1996
(1) 175 Phoenix Gleason	447,800	April	June 1996
Double End Boring Mach op.70	195,400	April	June 1996
Material Handling Sys. op.20&30	544,800	April	June 1996
Double End Boring Mach op.60	254,900	April	June 1996
Double End Boring Mach op.10	160,900	April	June 1996
Gaging System op.30	135,800	April	June 1996
Rebuild #17 Gleason Tester	90,000	April	June 1996
(1) HTA Noise Analysis Unit	31,200	May	July 1996
Datamyte Data Collector	8,300	May	July 1996
Retrofit Gleason 17A Tester	19,900	May	July 1996
Watson Dynamic Measuring Sys.	16,500	May	July 1996
Accumulating Conveyor for Case Line	92,600	May	July 1996
Dynamic Adapter & Measure Box	7,400	May	July 1996
Retrofit Twin Spindle Verticle op.30	98,100	May	July 1996
(1) Marposs Electronic Gage	70,600	May	July 1996
AFS Nut Runner	166,200	May	July 1996
(1) HTA Noise Analysis Unit	31,200	May	July 1996
8 Station Dial Index	227,100	May	July 1996
Gleason Phoenix 500HL Lapper	440,300	May	July 1996
In Line Test Jack D-653	185,000	May	July 1996
Steering Wheel Transducer	9,100	May	July 1996
(1) Michigan Machine Transfer Line	2,755,000	May	July 1996
Advanced Nut Runners	136,200	May	July 1996
Electro-Hydraulic Fatigue Controller	37,200	May	July 1996
Eddy Current Test Sys.	141,500	May	July 1996
4 Axis Verticle Lathe op.20	473,000	May	July 1996
Rebuild Excello Groove Grinder	163,100	June	July 1996
(1) Four Station Dial Index Drill	197,800	June	July 1996
(1) Trio Backlash Machine	314,600	June	July 1996
(1) Trio Pinion Shim Machine	206,400	June	July 1996
(1) Motch Double Spindle Turner	205,900	June	July 1996
(1) Trio Dual Ram Bearing Press	96,300	June	July 1996
(1) Non-Destructive Test Sys.	373,400	June	July 1996

Description	Amount	Purchase Date	Installation Date
(1) Motch Double Spindle Turner	223,100	June	July 1996
(1) Non-Destructive Test Sys.	373,400	June	July 1996
(1) Trio Pinion Shim Machine	229,000	June	August 1996
Retrofit Gleason 17A Tester	30,800	June	August 1996
Eddy Current Sys. Drillma Line	401,000	June	August 1996
Remanuf. Cincinnati Grinder	198,900	June	August 1996
Eddy Current Sys. Cargil Line	319,500	June	August 1996
(1) Bracket Welder Table	41,000	June	August 1996
(1) Zeiss CMM in shipping	181,900	June	August 1996
(1) Trio Brg Press w/Monitor	103,800	June	August 1996
(1) FS-180 Fellows Shaper	84,800	June	August 1996
Carrier Casting Tool pt#42935	99,900	June	August 1996
Two Way Boring Machine op.50	242,000	June	August 1996
(1) Guide Press	43,700	June	August 1996
Kasper 3-Way Boring Mach	541,200	June	August 1996
Cooling Tower System	207,900	June	August 1996
(1) Bracket Welder Table	41,000	June	August 1996
(1) Trio Backlash Machine	351,000	June	August 1996
(1) Double End XLO (Pin Bore)	121,400	June	August 1996
(1) 12' Powered Over & Under Case	7,700	July	August 1996
Conveyor D-653	7,100	July	September 1996
2400 Robotic Welding System	198,300	July	September 1996
(1) 2-Bar Pull Down Broach	404,000	July	September 1996
Tooling for M-80 Steering Arms	49,000	July	September 1996
Unitom Automatic Cut-Off Saw	24,300	July	September 1996
(1) 2-Bar Pull Down Broach	404,000	July	September 1996
(1) Deburring Machine	52,800	August	October 1996
Kitako MT4-250S CNC Lathe	331,000	August	October 1996
(1) Double End XLO (Diff. Bore)	93,800	August	October 1996
(1) West Tech Ring Gear Conveyor	26,100	August	October 1996
(1) Kitako MT4-200 CNC Lathe	280,800	August	October 1996
(1) Warner & Swasey Grinder	68,200	August	October 1996
(1) Rvacycle 724	460,700	August	October 1996
(1) Kitako MT4-200 CNC Lathe	280,800	August	October 1996
Michigan Machine Fin Bore Carrier	864,400	September	November 1996
(1) R&B 9-Station Dial Machine	830,400	October	November 1996
(1) Trio Hydraulic Tube Press	50,000	October	December 1996
(1) Trio Hydraulic Tube Press	50,000	October	December 1996
(1) Marposs Electronic Gage	152,400	November	January 1997

MISCELLANEOUS EQUIPMENT	\$ 12,000,000	1997
MISCELLANEOUS EQUIPMENT	\$ 15,000,000	1998
MISCELLANEOUS EQUIPMENT	\$ 13,000,000	1999

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE The Dana Corporation is requesting the approval of an Economic Revitalization Area for personal property improvements in the amount of \$65,337,500. In order to maintain a competitive edge in their market, Dana will update machinery and equipment.

EFFECT OF PASSAGE Update machinery and equipment to maintain competitive edge and retain the current 2,426 jobs with benefits.

EFFECT OF NON-PASSAGE Company may not be as competitive which could potentially cost jobs and decrease in the \$145,883,621.00 payroll.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Anticipated first year tax savings is \$785,252 for Dana. Projected additional property tax revenues during a five year deduction period is \$2,206,559.

ASSIGNED TO COMMITTEE (PRESIDENT) Thomas Henry

BILL NO. R-96-04-13

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ ^{XXXXXXXXXX} (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 2100 and 2424 West State Boulevard, Fort Wayne, Indiana 46808
(Dana Corporation)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Wayne A. Campbell

Thomas C. Henry

John N. Crawford

D. Schmy

Robert Hall

Robert G. Edwards

Charles E. Edwards

DATED:

4-23-96

Sandra E. Kennedy
City Clerk